

Woodridge Townhomes of Boulder  
Board Meeting  
November 28, 2018

MINUTES

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Board members present: Donna Seaman, Conor Parlo Simon, Ryan Colby, Noah Duncan, Jessica Candelaria and Mike Holm.

Homeowners present: Bryan Alders and Eric Schoeller.

Helen Cartwright represented Creekside Community Association Management.

The Meeting was called to order at 6:42 pm. A quorum is present.

Approval of Agenda:

Jessica moved to approve the agenda. Conor seconded the motion, which passed unanimously.

Approval of Minutes:

Noah moved to approve the minutes of the August 27, 2018 meeting. Jessica seconded the motion, which passed unanimously.

Financial Statements:

At the end of October 2018 we have \$18,196.11 in the checking account and \$102,812.13 in reserve savings.

Income is slightly over budget for the year to date. Expenses as a whole are slightly under budget. Insurance, water and snow removal are all under budget, grounds maintenance is over budget.

We have been making regular transfers to the reserve account. Reserves expenditures are over budget by \$30,000 because of the siding repair / painting project

At the end of October there was a total of \$1420 in total delinquencies. No owners are over 30 days delinquent.

Mike moved to approve the October 2018 financial statements. Conor seconded the motion, which passed unanimously.

Old Business:

*3098 Foundation:* The problem with the foundation at 3098 has been corrected with the installation of a helical pier in the front corner.

*Trees – winter clearance pruning:* Augustine Tree have been on site to inspect for winter pruning to keep branches away from the buildings and to allow clearance for the mowers. The proposal will be approved by email.

New Business:

*Election of Officers:*

Donna moved to appoint Mike as President. Jessica seconded the motion.

Ryan moved to appoint Donna as Vice President. Conor seconded the motion.

Mike moved to appoint Noah as Treasurer. Donna seconded the motion.

All motions passed unanimously.

Donna, Mike, Noah and Jessica will be authorized signers on the bank account.

*Concrete porch at 3068:* We will get bids for mud jacking the front porch at 3068 and any other addresses where the porch slab has sunk.

*Reserves Strategy:* Mike will do some research to bring a few options of investment products for the Board to consider. We will begin with an investment of 2 months of dues, and will ensure that funds are available when required for projects.

*Architectural Control Committee:* Donna will replace Kathryn on the ACC. The committee is Mike Holm, Fraser Roberts and Donna Seaman

Homeowners Concerns:

Eric said there is rotten siding with mold under it on his townhome. The siding will be repaired in the spring when we start back up with the painting project.

3075 needs a replacement light fixture. We are working on finding a match.

Woodpeckers are making more holes in the siding. We will have the holes covered and more deterrent streamers installed before the woodpeckers return in the spring.

The abandoned vehicles have been moved and PVK residents have stopped using Woodridge parking spaces.

We need to check the rock beds at the side of buildings. Some have been removed and some have been planted. The rock beds were installed to protect the buildings from water penetrating to the foundations and they need to be restored.

Conor said that the grass adjacent to 3071 has turned to mud after having wet dead leaves sitting on it. Grass is hard to keep alive in this and other shady areas. Helen will consult with Green Spaces on how to address this.

Next Board Meeting Date:

The next meeting will be at 6:30 pm on Monday February 25, 2019 at 3046 Fulton Circle.

The meeting was adjourned at 7:55 pm.